

Springfield District Fairfax Center Area Land Use Committee Meeting
September 7, 2004, 7:00 p.m.
Conference Room 8, 12000 Government Center Parkway, Fairfax, VA 22035
Meeting Minutes

COMMITTEE MEMBERS PRESENT:

Mark Cummings, Chair, Brentwood Civic Association
Lowell Smith, Vice Chair, *Birch Pond Homeowners Association*
Fred Bailey, *Deerfield Forest Homeowners Association*
Sherry Fisher, *Ridgetop Commons Homeowners Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Steve Wallace, *Greenbriar Civic Association*
Claudette Ward, Alternate Member, *Greater Willow Springs Civic Association*

COUNTY STAFF PRESENT:

Steve Edwards, *Supervisor Elaine McConnell's Office*
Marlae Schnare, *Supervisor Elaine McConnell's Office*

APPLICATIONS PRESENTED: Gesher Jewish Day School Special Exception
Amendment

Agent: Art Walsh, Walsh Colucci Lubeley Emrich & Terpak PC

Art Walsh made a brief presentation of the special exception amendment. Since the special exception approval in 2002 for the private school, the applicant has been working on the site plan with DPWES. A couple of interpretations have been granted permitting minor modifications to building footprints, a reconfiguration of the stormwater management ponds, enhancement of recreational facilities, and a reconfiguration of the parking lot. Two proposed modifications necessitated the filing of this amendment. The applicant is proposing to slightly shift the location of the proposed soccer field and relocate the primary septic field. The applicant determined that the new septic field location is superior because of the better soils in the new location, wide buffers to the west and a more efficient sewage disposal system. The previous site of the septic field will now be the reserve area and will be left undisturbed. This will result in a wider buffer to the adjacent Leehigh Village Community. Also, because of the location of a second reserve septic field, the soccer field has been shifted slightly resulting in additional open space. All other aspects of the original approval remain the same.

Comments and questions from the committee and the public included concerns about the lighting of the soccer field (none), access to Swarts Drive, size of the buffer, appearance and size of the dry pond, maintenance of the dry pond, length of buffer between pond and community (70-80 ft.).

A motion was made and seconded to approve the application as presented by the applicant. All members present voted "YES."

The next meeting is scheduled for October 5, 2004 at 7 p.m. in conference rooms 8.
Agenda TBD.

The meeting adjourned at 7:45 p.m.

APPLICATION SCHEDULED: Stanley Martin Companies, Inc. Rezoning
Stanley Martin Companies, Inc. was deferred until further notice.